

LOCATION MAP
1" = 2000'

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

FLOODPLAIN

By scaled map location of FFMA's Flood Insurance Rate Map No. 48439C0280 K, dated 25 September, 2009, the subject property lies within Zone X (unshaded). Said zone is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners or lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common area and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

URBAN FORESTRY COMPLIANCE REQUIREMENT

Compliance with Tree Ordinance NO. 18615-05-2009 is required.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

WATER/WASTEWATER IMPACT FEES

THE City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based on Schedule 1 of the impact fee ordinance in effect as of the date of the plat, the amount to be collected is determined under Schedule 11 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

LOT AREA SUMMARY

LOT 16A	0.25 ACRES (1,089 SQ. FT.)
LOT 16B	0.25 ACRES (1,089 SQ. FT.)
LOT 19A	0.25 ACRES (1,089 SQ. FT.)
LOT 19B	0.25 ACRE (1,089 SQ. FT.)
TOTAL	1.00 ACRES (43,560 SQ. FT.)

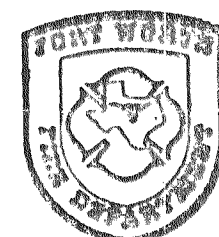
OWNERS:

Lot 16A: Craig H. Campbell and Dennis K. Brunotte
PO Box 101872, Fort Worth, Texas, 76185-1872

Lot 16B: Gregory Robert Decker and Rebecca Lynn Decker, 1979 N. Sunwood Lane, Anaheim, California, 92807-1240

Lot 19A: Venkat Naryanan and Susan A. Nichol
514 South Park Drive, San Jose, California, 95129

Lot 19B: Craig H. Campbell and Dennis K. Brunotte
PO Box 101872, Fort Worth, Texas, 76185-1872



LT, RESC
2-10-2011

FORT WORTH

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date : 2/11/2011

By : *[Signature]* Chairman

By : *[Signature]* Secretary

COMPILED FROM DEEDS OF RECORD, PLATS &
SURVEYS MADE UNDER MY DIRECT SUPERVISION.

GERRY CURTIS ASSOCIATES, INC., Surveyors

[Signature] 15 September 2010
Gerald A. Curtis, RPLS
Texas Registration No. 1640

Plat of

**LOTS 16A, 16B, 19A, AND LOT 19B,
BLOCK 17, HIGHLAND HOMES ADDITION,
Fort Worth, Tarrant County, Texas,**

being a revision of Lots 16, and 19,
Block 17, Highland Homes Addition, as shown
on plat thereof recorded in Volume 1493,
Page 1, Tarrant County Deed Records.

FS 10-103

THIS PLAT FILED UNDER COUNTY CLERK'S

FILE NO. **D211031-375** 2/11/2011

GCA GERRY CURTIS ASSOCIATES, INC.
Surveyors
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

DBM